

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
E/S Hereford Road, approx. \* DEPUTY ZONING COMMISSIONER  
1750' N of Piney Hill Road  
(16605 Hereford Road) \* OF BALTIMORE COUNTY  
7th Election District  
3rd Councilmanic District \* Case No. 93-448-SPH  
Premelia DeCorse and  
Karen D. Snyder - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Premelia E. DeCorse and her granddaughter, Karen D. Snyder. The Petitioners request a special hearing to approve the creation of a 7.35 non-density parcel zoned R.C. 2 and the creation of a .56 non-density parcel zoned R.C. 5, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were four generations of the DeCorse family, namely Premelia E. DeCorse (Great-Grandmother), Robert E. DeCorse (Grandfather), Karen DeCorse Snyder (Daughter), and Mrs. Snyder's young daughter (Great-Granddaughter). There were no Protestants.

Testimony indicated that the subject property, known as 16605 Hereford Road, consists of 10.56 acres, more or less, of which 7.35 acres are zoned R.C. 2 and 3.21 acres are zoned R.C. 5. Said property was originally part of a larger tract containing 128.082 acres which was purchased by Premelia DeCorse and her husband in June 1955. Since 1955, Mrs. DeCorse has conveyed out various parcels of her land to different members of her family. Between 1972 and 1988, Mrs. DeCorse conveyed 23.93 acres, entirely zoned R.C. 5, to her son, Robert E. DeCorse. This parcel is shaded in brown on Petitioner's Exhibit 1. In 1988, Mrs. DeCorse conveyed out one 10.00 acre parcel to each of her granddaughters, Christine DeCorse and

Karen DeCorse Snyder. These two parcels are shaded in green and yellow, respectively, on Petitioner's Exhibit 1. Premelia DeCorse retained for herself the remaining acreage, which is shaded in blue on Petitioner's Exhibit 1, and consists of approximately 84.252 acres split zoned R.C. 2 and R.C. 5.

The property which is the subject of this special hearing request involves only the 10.00 acre parcel conveyed to Karen DeCorse Snyder and a smaller, pie-shaped parcel of land containing .56 acres which is located in the northwestern corner of the parcel retained by Premelia DeCorse, adjacent to Mrs. Snyder's holdings. This .56 acre parcel is zoned R.C. 5 and is shaded in yellow on Petitioner's Exhibit 1. Mrs. DeCorse testified that she wishes to retain this .56 acre parcel for non-density purposes and that it is currently used in conjunction with agricultural uses on the adjoining R.C. 2 zoned land. Testimony indicated that this .56 acre parcel does not contain sufficient acreage to support a dwelling and would not have utility as far as density purposes are concerned. The 10.00 acre parcel owned by Karen DeCorse Snyder is split zoned R.C. 5 and R.C. 2. Mrs. Snyder is desirous of developing the R.C. 5 zoned portion of the site with a dwelling and retaining the remaining R.C. 2 zoned land as a non-density parcel which would remain undeveloped and unimproved.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted as to the creation of the 7.35 acre parcel as a non-density tract of land. This property should be utilized for agricultural purposes and no improvements or structures should be placed thereon. However, I believe a better utilization of the .56 acre parcel would be to convey same to the Snyders for

residential purposes in conjunction with the proposed residential development on the R.C. 5 zoned portion of their property and I shall so order. Inasmuch as this small, pie-shaped parcel of land does not contain sufficient acreage for a residence to be constructed thereon, it would not be suitable for dwelling purposes and would have to remain unimproved. By conveying this parcel to the Snyders, the property will have some utility in that the Snyders can use this parcel for residential purposes and incorporate it as part of their yard space. Further, this conveyance will prevent an undersized lot from being created in an R.C. 5 zone. Therefore, the request to create this .56 acre parcel of R.C. 5 zoned land for non-density purposes shall be denied and Mrs. DeCorse shall be required to convey same to her granddaughter, Karen DeCorse Snyder.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1993 that the Petition for Special Hearing requesting approval of the creation of a 7.35 non-density parcel zoned R.C. 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the .56 acre parcel zoned R.C. 5 be conveyed to Karen DeCorse Snyder and her husband, Gino Snyder, for utilization in conjunction with the proposed residential development on the R.C. 5 zoned portion of their property, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Within sixty (60) days of the date of this Order, the Petitioners shall cause to be prepared the appropriate deeds of conveyance for the subject .56 acre parcel of land from Premelia DeCorse to Karen DeCorse Snyder and her husband, Gino Snyder, and the 7.35 acre parcel zoned R.C. 2 which shall be utilized for non-density purposes only.

3) Within sixty (60) days of the date of this Order and/or prior to the issuance of any occupancy permits, the Petitioners shall submit a revised site plan which sets forth the modified relief granted herein. Said plan shall be incorporated into the case file and made a part of the record.

4) The 7.35 acre parcel zoned R.C. 2 shall be used for non-density purposes. The Petitioners shall be prohibited from constructing any non-agricultural structures on said lot.

5) Compliance with the comments submitted by J. Lawrence Pilson, Development Coordinator, Department of Environmental Protection and Resource Management (DEPRM), dated July 19, 1993.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing requesting approval of the creation of the .56 acre parcel zoned R.C. 5 as a non-density parcel, in accordance with Petitioner's Exhibit 1, be and the same is hereby DENIED.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

July 28, 1993

(410) 887-4386

Mrs. Premelia DeCorse  
824 E. Piney Hill Road  
Monkton, Maryland 21111

RE: PETITION FOR SPECIAL HEARING  
E/S Hereford Road, approx. 1750' N of Piney Hill Road  
(16605 Hereford Road)  
7th Election District - 3rd Councilmanic District  
Premelia E. DeCorse and Karen D. Snyder - Petitioners  
Case No. 93-448-SPH

Dear Mr. DeCorse:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mrs. Karen D. Snyder  
3535 Buena Vista Avenue, Baltimore, Md. 21211

People's Counsel

File



Petition for Special Hearing  
93-448-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at 16605 Hereford Road  
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the creation (after the fact) of a 7.35 non-density parcel (RC-2) and the creation of a .56 non-density parcel (RC-5).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Premelia E. DeCorse  
824 E. Piney Hill Rd.  
Monkton MD 21111

Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Karen D. Snyder  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3535 Buena Vista Ave (410) 527-0200  
Baltimore MD 21211  
Robert E. DeCorse Sr.  
10916 York Rd (410) 527-0200

ESTIMATED LENGTH OF HEARING: \_\_\_\_\_  
ALL OTHER: \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

JOHN DEW - REGISTERED LAND SURVEYOR - 16350 MATTHEWS RD., MONKTON, MD. 21111 - (410) 472-2860

May 28, 1993

DESCRIPTION OF 0.5515 ACRE PARCEL, PART OF DECORSE PROPERTY, ZONED RC5  
Beginning for the same at a point in the last or nineteenth line of a parcel of land which by deed dated June 16, 1955 was conveyed by Bettie W. Price, widow, to Elsworth B. DeCorse and Premelia E. DeCorse, his wife, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2718, folio 452, at a point measured 300 feet from the end of said last line, where said line is intersected by the fourth line of a parcel of land which by deed dated January 16, 1989, one fourth interest was granted by deed dated January 16, 1989, DeCorse Snyder, and recorded among the aforesaid Land Records in Liber S.M. 8103, folio 468; thence binding reversely on said fourth line South 18 degrees 30 minutes West 155 feet to intersect the Zoning Line Between RC2 and RC5 Zones; thence binding on said Zoning Line North 82 degrees 10 minutes 55 seconds East 345.64 feet to intersect the last line of the deed first mentioned herein; thence binding on said last line North 71 degrees 11 minutes 30 seconds West 310 Feet to the place of beginning.

Containing 0.5515 Acres of Land, more or less

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 7/28/93  
Posted for: Special Hearing  
Petitioner: Karen D. Snyder & Premelia E. DeCorse  
Location of property: 16605 Hereford Rd, (163) 1728 N/Piney Hill Rd  
Location of Sign: 16605 Hereford Rd, 16305 N/Piney Hill Rd  
Remarks: 16605 Hereford Rd  
Posted by: TMK:bjs Date of return: 7/28/93  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 1, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 1, 1993

THE JEFFERSONIAN,

Signature: \_\_\_\_\_

Case Number: 93-448-SPH  
Date: 7/28/93  
Location: 16605 Hereford Rd  
Petitioner: Karen D. Snyder and Premelia E. DeCorse  
Address: 16605 Hereford Rd, Towson, MD 21204  
Special Hearing to approve the creation (after the fact) of a 7.35 non-density parcel (RC-2) and the creation of a .56 non-density parcel (RC-5)  
NOTES: (1) Petitioner and Premelia E. DeCorse are hereby notified that the Special Hearing will be held on July 28, 1993 at 5:00 p.m. in Room 118, Old Courthouse  
If you have any questions, please call 887-3391.  
7/28/93 July 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account # 001-4100

Number

Date 93-448-SPH  
Karen Snyder + Pamela DeCourse  
16605 Hereford Rd  
2 - 030 - SPECIAL HEARINGS 100.00  
1 - 080 - 1 sign 35.00  
Total 135.00

0240200017HICHC  
PA 0003:32PHONE 15-93

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 25, 1993

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-448-SPH (Item 453)  
16605 Hereford Road  
8/8 Hereford Road, approximately 1750' W of Pine Hill Road  
7th Election District - 3rd Councilmanic

Petitioner(s): Karen D. Snyder and Pamela E. DeCourse  
HEARING: TUESDAY, JULY 20, 1993 at 9:30 a.m. in Rm. 118, Old Courthouse.

Special hearing to approve the creation (after the fact) of a 7.35 non-density parcel (R.C.-2) and the creation of a .56 non-density parcel (R.C.-5).

*Carl John*

Arnold Jablon  
Director

cc: Pamela E. DeCourse/824 E. Pine Hill Road/Towson MD 21111  
Karen D. Snyder/3535 Buena Vista Avenue/Baltimore MD 21211  
Robert E. DeCourse, Sr./10916 York Road/Cockeysville MD 21030

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 14, 1993

Ms. Karen D. Snyder  
3535 Buena Vista Avenue  
Baltimore, MD 21211

RE: Case No. 93-448-SPH, Item No. 453  
Petitioner: Karen D. Snyder, et al  
Petition for Special Hearing

Dear Ms. Snyder:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: July 14, 1993  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kehring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:hek  
Enclosures  
cc: Mr. Robert E. DeCourse, Sr.  
10916 York Road  
Cockeysville, MD 21030



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6 2495

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 453 (CAM)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: July 8, 1993

SUBJECT: 16605 Hereford Road

## INFORMATION:

Item Number: 453

Petitioner: Karen D. Snyder

Property Size:

Zoning: R.C. 2 / R.C. 5

Requested Action:

Hearing Date:

## SUMMARY OF RECOMMENDATIONS:

Staff met with the applicant prior to the filing of this Petition. It is our understanding that Mrs. DeCourse wishes to provide a building lot to her granddaughter, Karen DeCourse Snyder.

Based upon the information provided, analysis conducted and consultation with Wally Lippincott, Agricultural Preservation Program Coordinator, this office recommends that the applicant's request be granted based upon the following.

1. The applicant's site is not located within an Agricultural Preservation Area as indicated in the Baltimore County Master Plan.
2. The subject property is located within close proximity to a rural residential area.
3. The immediate area is primarily comprised of small farms and residential properties and the Petitioner's proposal is not inconsistent with the uses.

453.ZAC/ZAC1

Pg. 1

4. The house, well and septic will be located entirely within the R.C. 5 zone and no encroachment into the R.C. 2 is proposed.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol C. Kenna*

PK/JL:lw

453.ZAC/ZAC1

Pg. 2

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

July 19, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #453  
DeCourse Property, 16605 Hereford Road  
Zoning Advisory Committee Meeting of June 28, 1993



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County.
2. Soil Percolation Tests must be conducted.
3. The request to locate the house in the RC5 portion of the property and keep the RC2 farmland open is in keeping with the DEPRM prime and productive soil policies.
4. The request to subdivide 7.5 acres off an RC2 property can be granted as an exception because it will not be used for building purposes, it is consistent with the small farm type properties in the vicinity on the east of Hereford Road, and it will not have a significant detrimental impact on agricultural land resources.

If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-3980.

JLP:jbm

DECORSE/TXTS8P



## BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee

DATE: June 28, 1993

FROM: Captain Jerry Pfeiffer

SUBJECT: July 06, 1993 Meeting

#450 No Comments  
 #451 No Comments  
 #452 No Comments  
 #453 No Comments  
 #454 No Comments  
 #455 No Comments  
 #457 No Comments  
 #458 No Comments  
 #459 Building shall be in compliance with 1991 Life Safety Code  
 #460 No Comments  
 #461 No Comments



RECEIVED  
 JUL 28 1993  
 ZADM

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
 E/S Hereford Rd., approx. 1750' : OF BALTIMORE COUNTY  
 N of Piney Hill Rd. (16605 :  
 Hereford Rd.), :  
 7th Election District : Case No. 93-448-SPH  
 3rd Councilmanic District :  
 KAREN D. SNYDER AND PREMELIA :  
 E. DeCORSE, Petitioners :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 Peter Max Zimmerman  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 Carole S. Demilio  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, Maryland 21204  
 (410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,  
 a copy of the foregoing Entry of Appearance was mailed to Karen D. Snyder,  
 3535 Buena Vista Ave., Baltimore, MD 21211, and Premelia E. DeCorse,  
 824 E. Piney Hill Rd., Monkton, MD 21111, Petitioners.

*Peter Max Zimmerman*  
 Peter Max Zimmerman  
 JUL 13 1993  
 ZADM

MR/JHK  
W-0030-3145(GT)

DEED 93-448-SPH

THIS DEED, made this 3rd day of *December*  
 in the year one thousand nine hundred and eighty-eight,  
 by and between PREMELIA E. DeCORSE, of Baltimore County,  
 in the State of Maryland, Grantor, and *Karen D. Snyder*  
*E. DeCorse*, of Baltimore County, in the State of Maryland,  
 Grantee.

WITNESSETH, that in consideration of the sum of FIVE DOLLARS (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Premelia E. DeCorse, does grant and convey unto the said Karen DeCorse Snyder, her heirs, personal representatives and assigns, in fee simple, an undivided one-quarter (1/4) interest in and to all that lot or parcel of land, situate, lying and being in the Seventh Election District of Baltimore County, Maryland, which, according to a description of John Dew, Registered Land Surveyor, dated December 9, 1988, is described as follows, that is to say:--

Beginning for the same at a point in the roadbed of Hereford Road at the beginning point of the whole tract of land which by deed dated June 16, 1955 was conveyed by Bettie W. Price, widow, to Ellsworth B. DeCorse and Premelia E. DeCorse and recorded among the Land Records of Baltimore County in Liber GLB 2718, folio 452, as surveyed in May 1955 by H.S. Morfoot and Associates; thence binding on the first and part of the second line of said conveyance as surveyed in 1955 and running in or along the roadbed of said Hereford Road, the two following courses and distances:

1.) South 26 degrees 10 minutes West 569.5 feet, and  
 2.) South 18 degrees 30 minutes West 492.18 feet; thence leaving the outline of said whole tract for new lines of division now established, the two following courses and distances:

1.) South 71 degrees 30 minutes East, 432.89 feet, and  
 2.) North 18 degrees 30 minutes East 1054.67 feet to intersect the last line of the whole tract of land of which this parcel is a portion; thence binding on a part of said last line North 71 degrees 11 minutes 30 seconds West 356.92 feet to the place of beginning, and containing 10.0000 acres of land, more or less.

BEING an undivided one-quarter (1/4) interest in a part of all that same lot or parcel of land, which by Deed of Bettie W. Price, widow, dated June 16, 1955 and recorded among the Land Records of Baltimore

TRANSFER TAX NOT REQUIRED  
 Director of Finance  
 BALTIMORE COUNTY MARYLAND  
 AUTHORIZED SIGNATURE  
 Date: 12/13/93 Sec. 11-85 C

RECEIVED FOR TRANSFER  
 State Department of  
 Assessments & Taxation  
 (by Baltimore County)

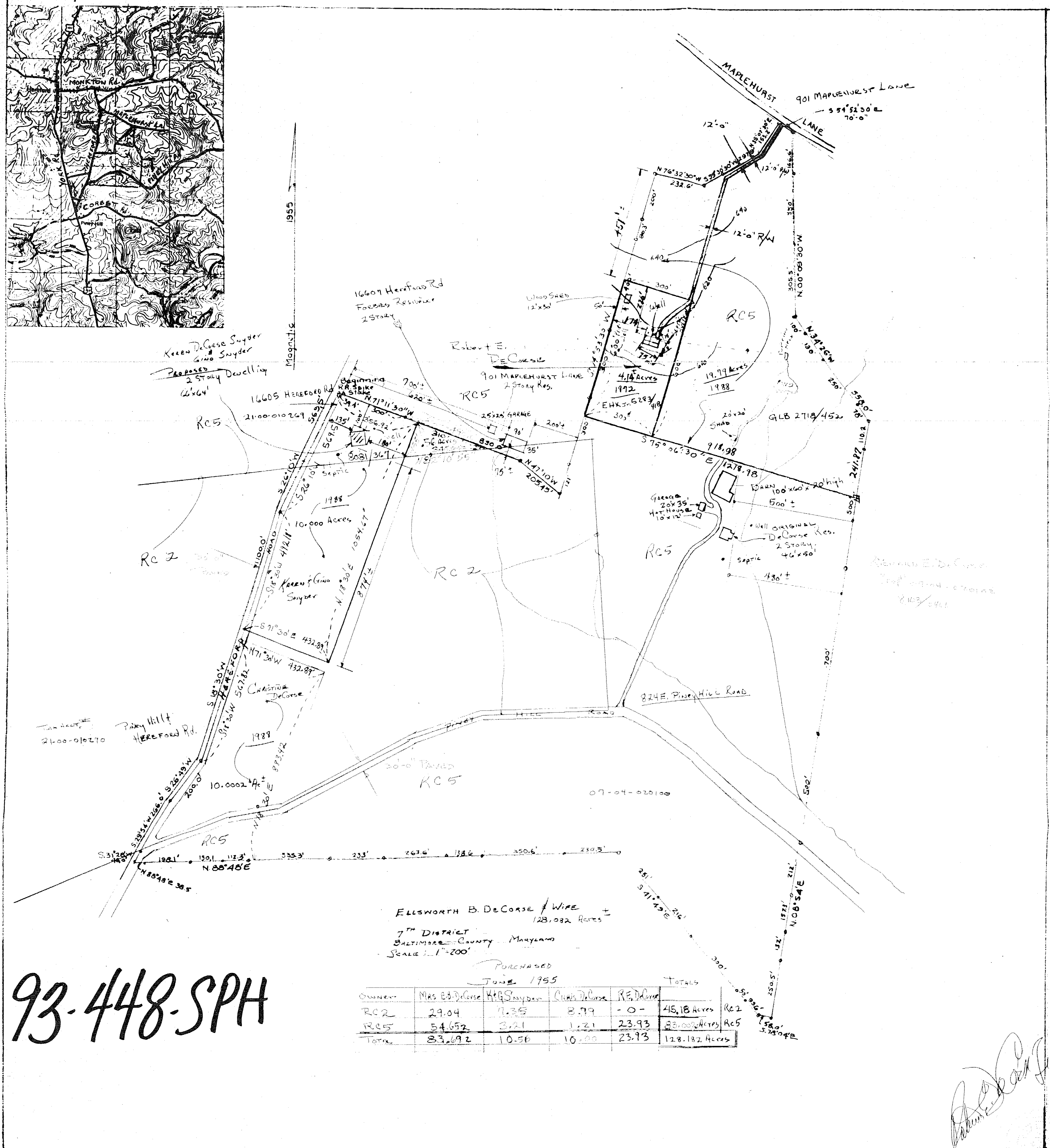
SIGNATURE *Ag* DATE *12/13/93*

453

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*Karen Snyder*  
*Premelia E. DeCorse*  
*Robert E. DeCorse*  
 3535 BUENA VISTA AVE, BALTO, MD  
 824 E. PINEY HILL ROAD, MONKTON  
 P.O. Box 366 Hunt Valley MD 21038



93-448-SPH

ELLSWORTH B. De CONSE / WIFE  
128.182 ACRES +

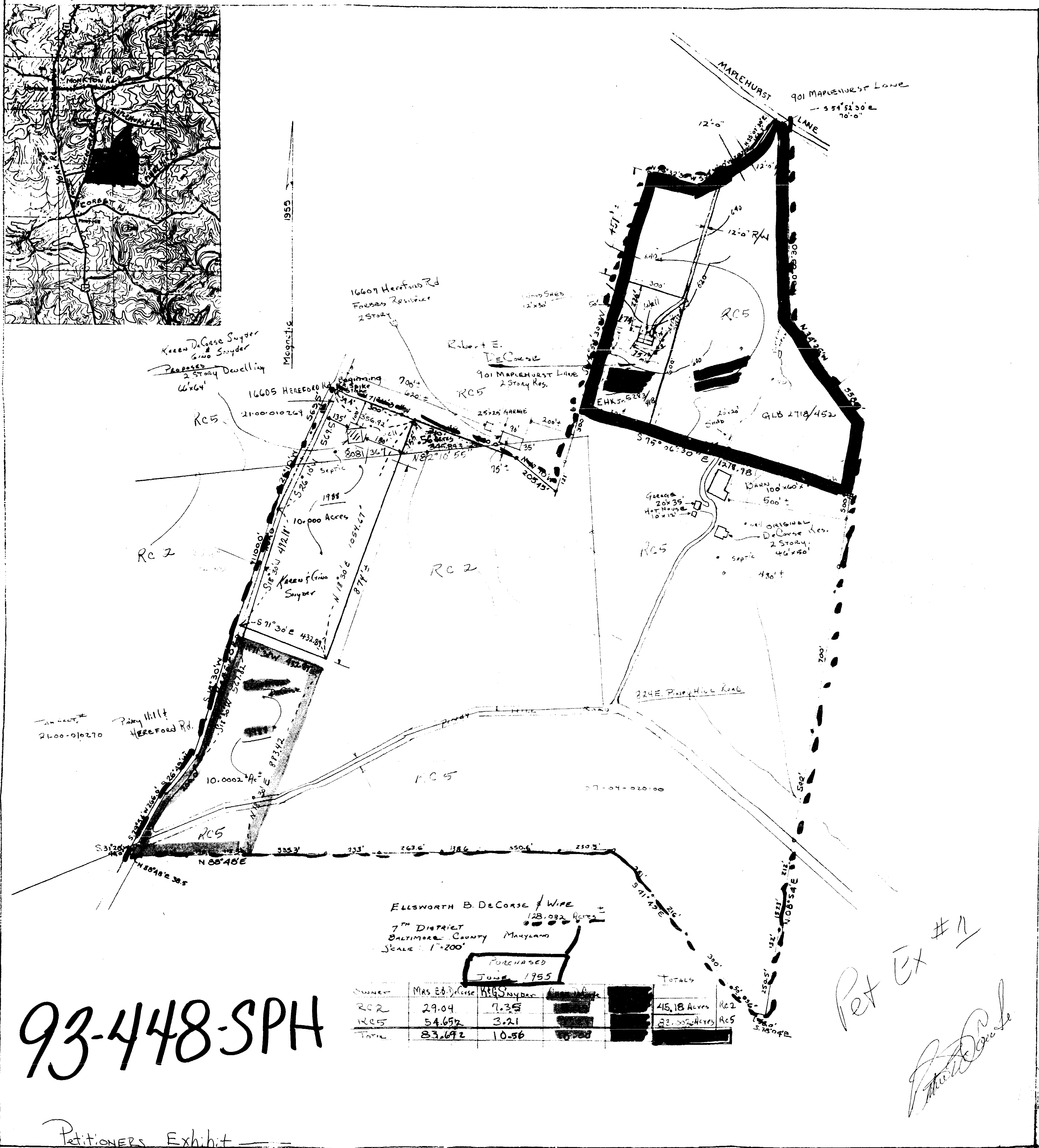
7<sup>TH</sup> DISTRICT  
BALTIMORE COUNTY Maryland  
SCALE 1" = 200'

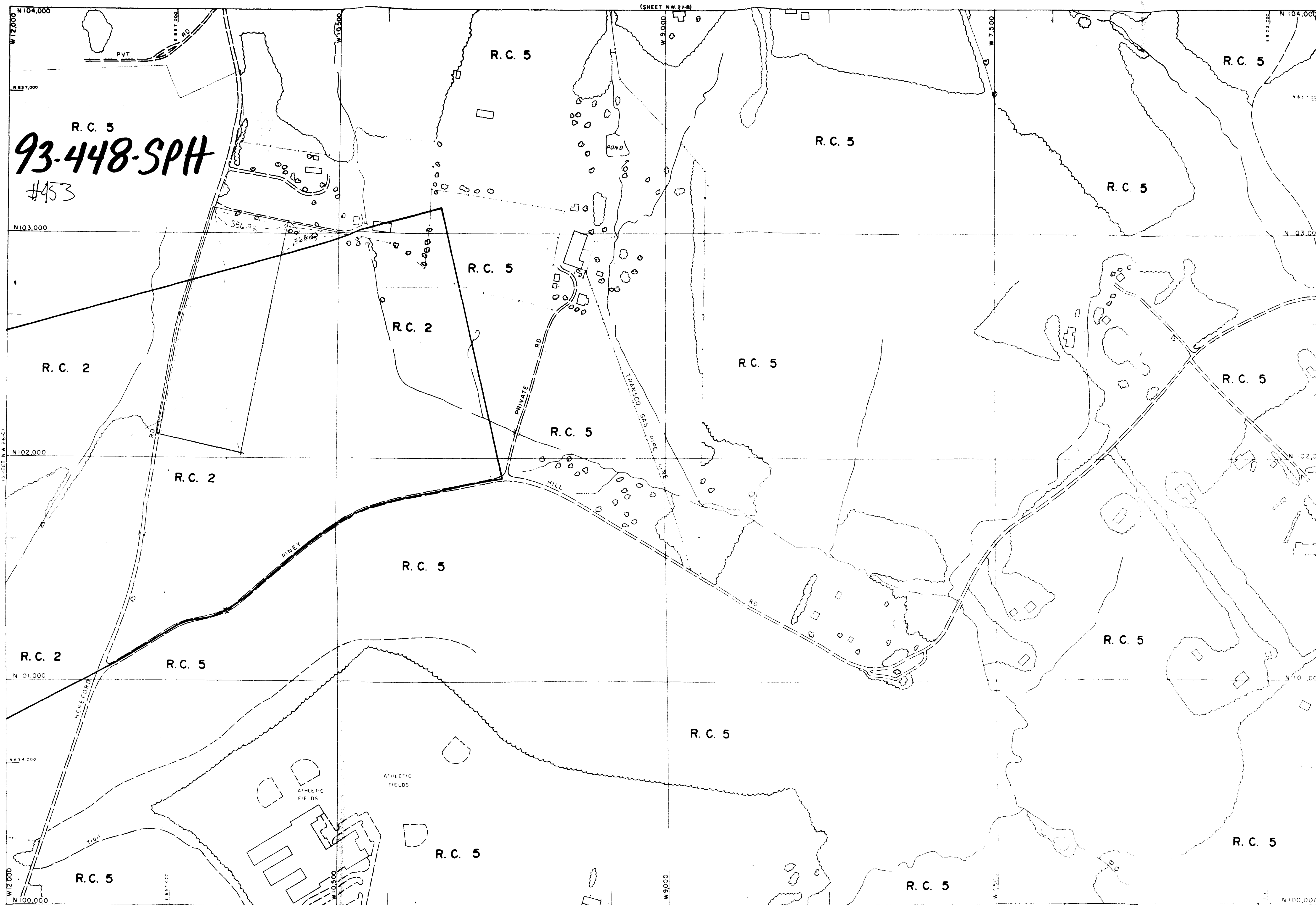
PURCHASED  
JUNE 1955

OWNER	MRS. E.B. De CONSE	WIFE Snyders	CHAR. De CONSE	R.D. De CONSE	TOTALS
RC2	29.04	7.35	8.79	- 0 -	45.18 Acres RC2
RC5	24.652	3.21	1.21	23.93	33.002 ACRES RC5
TOTAL	53.692	10.56	10.00	23.93	128.182 ACRES

*[Handwritten signature]*







HH - SE  
DD - NE

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*[Signature]*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION NORTH OF PINEY HILL	SHEET NW 26-B
DATE OF PHOTOGRAPHY JANUARY 1986		